



**WHISPER**  
**PUBLIC IMPROVEMENT DISTRICT**  
**2021 SERVICE PLAN UPDATE TO REALLOCATE ASSESSMENTS**  
**JANUARY 19, 2021**

## INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the original Service and Assessment Plan approved June 2, 2020, unless the context in which a term is used clearly requires a different meaning.

On October 21, 2014, the City Council approved Resolution No. 2014-149R, creating the PID in accordance with the Act to finance certain Authorized Improvements for the benefit of certain property within the PID.

On June 2, 2020, the City Council approved the original Service and Assessment Plan and levied \$14,300,000 in Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within the PID by approving Ordinance No. 2020-42. The original Service and Assessment Plan identified the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The City also adopted an Assessment Roll identifying the Assessment on each Parcel within the PID, based on the method of assessment identified in the original Service and Assessment Plan.

Three Parcels within the District have been sold or are in the process of being sold from the Developer to third parties, and the Developer desires for the Assessments to be reallocated to these Parcels to aid in the sales process. This SAP Update reallocates Assessments from the Parcels shown in the original Service and Assessment Plan to the newly created Parcels resulting from the sale of these three Parcels.

Pursuant to the Act, the SAP must be reviewed and updated annually. This annual update will be performed later in 2021.

## PARCEL SUBDIVISION

- Tract #4 is shown on **Exhibit B** and is comprised of Parcels 3A, 4A, 4B, 4C, 5, and 7A. Tract #4 was reduced by the newly created Tract #6, Tract #7, and a portion of Tract #5 (a portion of Parcel 7A used to be in Tract #4 but is now a part of Tract #5).
- Tract #5 is shown on **Exhibit B** and described by metes and Bounds on **Exhibit C**. Parcel 7B is the only property within Tract #5 and consists of all of the previous Tract #5 and a portion of the previous Tract #4 prior to the reallocation.
- Tract #6 is shown on **Exhibit B** and described by metes and Bounds on **Exhibit D**. Parcel 8A is the only property within Tract #6 and was formerly part of Tract #4 prior to the reallocation.
- Tract #7 is shown on **Exhibit B** and described by metes and Bounds on **Exhibit E**. Parcel 8B is the only property within Tract #7 and was formerly part of Tract #4 prior to the reallocation.

The tables on the following pages show the original allocation of Assessments and the revised allocation of Assessments.

ORIGINAL ALLOCATION												
Parcel	Lot Description	Acreage	Units/SF	AV Per Unit/SF	Total Estimated Buildout Value	% Allocation	Assessment	Average Annual Installment	Assessment per Unit/SF	Annual Installment per Unit/SF	Equivalent Tax Rate	
<b>TRACT #1</b>												
1	Retail/Commercial	69.393	500,000	\$ 125	\$ 62,500,000	9.25156%	\$ 1,322,973	\$ 102,026	\$ 2.65	\$ 0.20	\$ 0.1632	
2	Retail/Commercial	46.293	375,000	\$ 100	\$ 37,500,000	5.55094%	\$ 793,784	\$ 61,215	\$ 2.12	\$ 0.16	\$ 0.1632	
<b>TRACT #2</b>												
3B	Business Park	16.560	180,000	\$ 90	\$ 16,200,000	2.40%	\$ 342,915	\$ 26,445	\$ 1.91	\$ 0.15	\$ 0.1632	
<b>TRACT #3</b>												
6	Single Family	130.641	581	\$ 230,000	\$ 133,630,000	19.78%	\$ 2,828,623	\$ 218,139	\$ 4,869	\$ 375	\$ 0.1632	
<b>TRACT #4</b>												
3A	Business Park	121.280	950,000	\$ 90	\$ 85,500,000	12.66%	\$ 1,809,827	\$ 139,571	\$ 1.91	\$ 0.15	\$ 0.1632	
4A	Commercial	81.993	300,000	\$ 110	\$ 33,000,000	4.88%	\$ 698,530	\$ 53,870	\$ 2.33	\$ 0.18	\$ 0.1632	
4B	Office	49.290	375,000	\$ 150	\$ 56,250,000	8.33%	\$ 1,190,676	\$ 91,823	\$ 3.18	\$ 0.24	\$ 0.1632	
4C	Multi-Family	32.900	1,300	\$ 85,000	\$ 110,500,000	16.36%	\$ 2,339,017	\$ 180,382	\$ 1,799	\$ 139	\$ 0.1632	
5	Mixed Use	33.370	110,000	\$ 100	\$ 11,000,000	1.63%	\$ 232,843	\$ 17,957	\$ 2.12	\$ 0.16	\$ 0.1632	
7A	Business Park	72.660	800,000	\$ 90	\$ 72,000,000	10.66%	\$ 1,524,065	\$ 117,534	\$ 1.91	\$ 0.15	\$ 0.1632	
<b>TRACT #5</b>												
7B	Business Park	51.969	638,685	\$ 90	\$ 57,481,650	8.51%	\$ 1,216,747	\$ 93,834	\$ 1.91	\$ 0.15	\$ 0.1632	
<b>Total</b>		<b>706.349</b>			<b>\$ 675,561,650</b>	<b>100.00%</b>	<b>\$ 14,300,000</b>	<b>\$ 1,102,796</b>			<b>\$ 0.1632</b>	

REVISED ALLOCATION											
Parcel	Lot Description	Acreage	Units/SF	AV Per Unit/SF	Total Estimated Buildout Value	% Allocation	Assessment	Average Annual Installment	Assessment per Unit/SF	Annual Installment per Unit/SF	Equivalent Tax Rate
<b>TRACT #1</b>											
1	Retail/Commercial	69.393	500,000	\$ 125	\$ 62,500,000	9.24%	\$ 1,320,962	\$ 101,871	\$ 2.64	\$ 0.20	\$ 0.1630
2	Retail/Commercial	46.293	375,000	\$ 100	\$ 37,500,000	5.54%	\$ 792,577	\$ 61,122	\$ 2.11	\$ 0.16	\$ 0.1630
<b>TRACT #2</b>											
3B	Business Park	16.560	180,000	\$ 90	\$ 16,200,000	2.39%	\$ 342,393	\$ 26,405	\$ 1.90	\$ 0.15	\$ 0.1630
<b>TRACT #3</b>											
6	Single Family	130.641	581	\$ 230,000	\$ 133,630,000	19.75%	\$ 2,824,323	\$ 217,808	\$ 4,861	\$ 375	\$ 0.1630
<b>TRACT #4</b>											
3A	Business Park	121.280	950,000	\$ 90	\$ 85,500,000	12.64%	\$ 1,807,077	\$ 139,359	\$ 1.90	\$ 0.15	\$ 0.1630
4A	Commercial	60.993	280,000	\$ 110	\$ 30,800,000	4.55%	\$ 650,970	\$ 50,202	\$ 2.32	\$ 0.18	\$ 0.1630
4B	Office	49.290	375,000	\$ 150	\$ 56,250,000	8.31%	\$ 1,188,866	\$ 91,684	\$ 3.17	\$ 0.24	\$ 0.1630
4C	Multi-Family	30.260	718	\$ 85,000	\$ 61,030,000	9.02%	\$ 1,289,893	\$ 99,475	\$ 1,797	\$ 139	\$ 0.1630
5	Mixed Use	33.370	110,000	\$ 100	\$ 11,000,000	1.63%	\$ 232,489	\$ 17,929	\$ 2.11	\$ 0.16	\$ 0.1630
7A	Business Park	53.507	450,000	\$ 90	\$ 40,500,000	5.99%	\$ 855,984	\$ 66,012	\$ 1.90	\$ 0.15	\$ 0.1630
<b>TRACT #5</b>											
7B	Business Park (USAA)	71.122	1,000,000	\$ 90	\$ 90,000,000	13.30%	\$ 1,902,186	\$ 146,694	\$ 1.90	\$ 0.15	\$ 0.1630
<b>TRACT #6</b>											
8A	Multi-Family (W2)	14.250	342	\$ 85,000	\$ 29,070,000	4.30%	\$ 614,406	\$ 47,382	\$ 1,796.51	\$ 138.54	\$ 0.1630
<b>TRACT #7</b>											
8B	Multi-Family (Mission DG)	9.390	266	\$ 85,000	\$ 22,610,000	3.34%	\$ 477,871	\$ 36,853	\$ 1,796.51	\$ 138.54	\$ 0.1630
<b>Total</b>		<b>706.349</b>			<b>\$ 676,590,000</b>	<b>100.00%</b>	<b>\$ 14,300,000</b>	<b>\$ 1,102,796</b>			<b>\$ 0.1630</b>

## ASSESSMENT ROLL

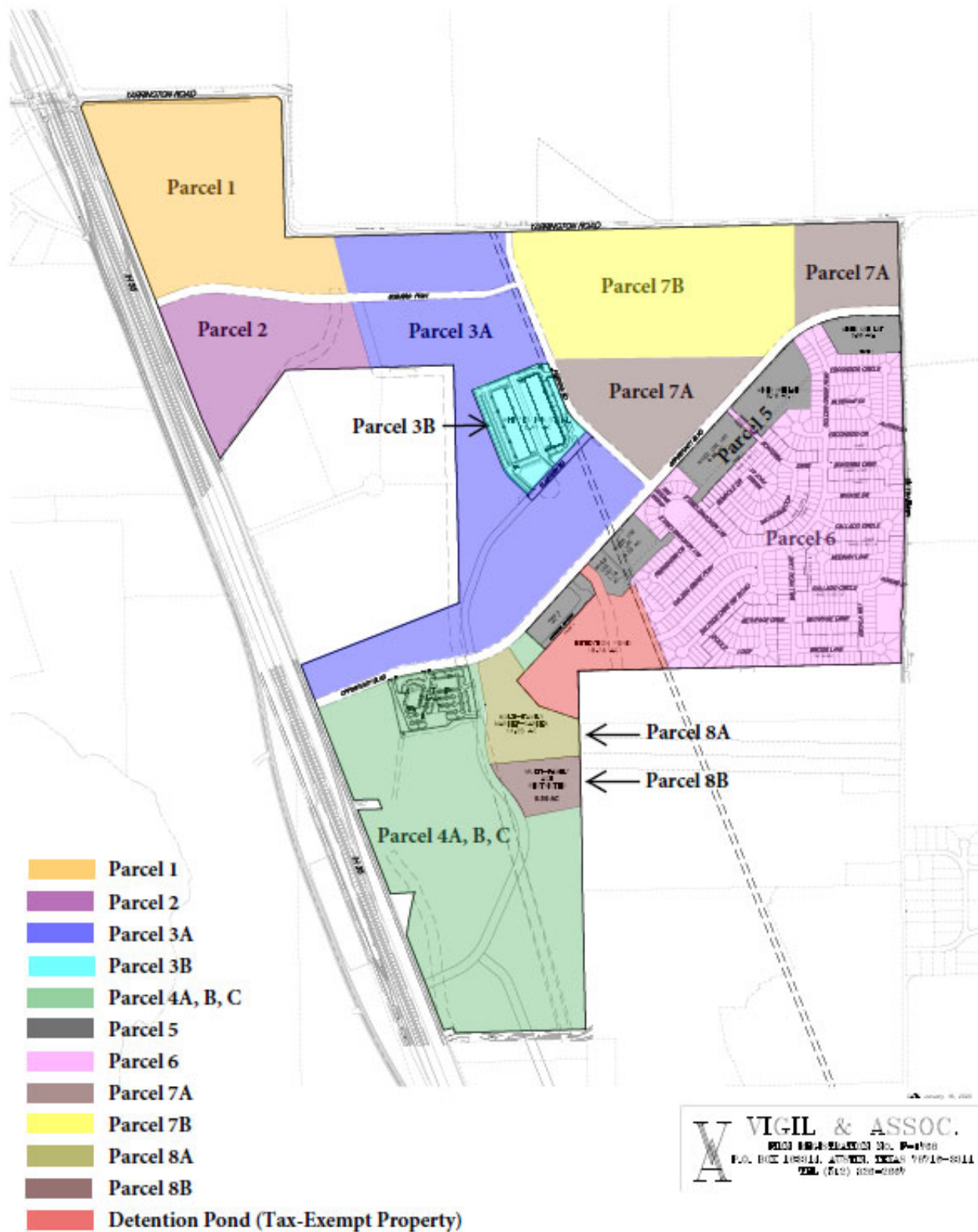
The list of current Parcels within the PID and the corresponding total Assessments are shown on the Assessment Roll attached hereto as **Exhibit A**.

## EXHIBIT A – ASSESSMENT ROLL

Property ID	Whisper PID	
	Outstanding Assessment	
<i>Tract #1</i>	\$	2,113,540
<i>Tract #2</i>	\$	342,393
<i>Tract #3</i>	\$	2,824,323
<i>Tract #4</i>	\$	6,025,280
<i>Tract #5</i>	\$	1,902,186
<i>Tract #6</i>	\$	614,406
<i>Tract #7</i>	\$	477,871
<b>Total</b>	<b>\$</b>	<b>14,300,000</b>

Note: For billing purposes only, until a plat has been recorded within Tract #1, Tract #2, Tract #3, Tract #4, Tract #5, Tract #6, or Tract #7, the Annual Installment will be billed to each property ID within each Tract based on the Hays Central Appraisal District acreage.

## EXHIBIT B – REVISED PARCEL MAP





## EXHIBIT C – TRACT #5 LEGAL DESCRIPTION



### METES AND BOUNDS DESCRIPTION FOR

A 71.122 acre, or 3,098,086 square feet more or less, tract of land out of a portion of that 85.81 acre tract described in Special Warranty Deed to Whisper Master Community Limited Partnership (WMCLP) recorded in Document Number 2016-16011214 of the Official Public Records of Hays County, Texas, and out of a portion of that 99.80 acre tract described in Deed Without Warranty to Whisper Master Community Limited Partnership (WMCLP) recorded in Document Number 2016-16000334 of the Official Public Records of Hays County, Texas, situate in the Joel Miner Survey, Abstract 321, partially in the City of San Marcos, Hays County, Texas. Said 71.122 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found 1/2" iron rod marked "Spot On" on the southwest right-of-way line of County Road No. 159, variable width right-of-way (aka Yarrington Road), at the north corner of said WMCLP 85.81 acre tract, at an east corner of the Yarrington Partners, LTD tract recorded in Volume 2494, Page 403 of the Official Public Records of Hays County, Texas;

THENCE: S 46°29'26" E, along the southwest right-of-way line of said County Road No. 159, a distance of 1614.02 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", at the northeast corner of Fortuna Road, 70-foot wide public right-of-way, dedicated in Whisper PID Infrastructure Improvements Plat recorded in Document Number 19030333 of the Plat Records of Hays County, Texas, on the northeast line of said WMCLP 85.81 acre tract, for a northerly corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE: S 46°29'26" E, continuing along the southwest right-of-way line of said County Road No. 159, at a distance of 1531.09 feet passing a found 1/2" iron rod for a north corner of said WMCLP 99.80 acre tract, for the southeast corner of said WMCLP 85.81 acre tract, and continuing for a total distance of 2622.38 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", on the northeast line of said WMCLP 99.80 acre tract;

Page 1 of 3

Transportation | Water Resources | Land Development | Surveying | Environmental

telephone: 210-375-9000 address: 2000 NW LOOP 410 SAN ANTONIO, TX 78213 website: PAPE-DAWSON.COM  
San Antonio | Austin | Houston | Fort Worth | Dallas Texas Engineering Firm #470 Texas Surveying Firm #10026809

THENCE: Departing the southwest right-of-way line of said County Road No. 159, over and across said 99.80 acre tract, the following bearings and distances:

Southwesterly, along a tangent curve to the right, said curve having a radius of 42.35 feet, a central angle of 67°07'16", a chord bearing and distance of S 09°54'51" W, 46.82 feet, for an arc length of 49.61 feet to a set 1/4" iron rod with yellow cap marked "Pape-Dawson";

S 43°28'29" W, a distance of 907.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" on the north right-of-way line of Opportunity Boulevard, a 90-foot public right-of-way, dedicated in said Whisper PID Infrastructure Improvements Plat., for the south corner of the herein described tract;

Northwesterly, along the north right-of-way line of said Opportunity Boulevard, along a non-tangent curve to the left, said curve having a radius of 1045.00 feet, a central angle of 14°23'29", a chord bearing and distance of N 85°25'27" W, 261.79 feet, for an arc length of 262.48 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 87°22'48" W, continuing along the north right-of-way line of said Opportunity Boulevard, a distance of 202.12 feet to a set 1/4" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 46°26'18" W, departing the north right-of-way line of said Opportunity Boulevard, continuing over and across said 99.80 acre tract, at a distance of 774.34 feet pass a found 1/2" iron rod at the southeast corner of a 318.105 acre tract described by deed to Whisper Master Community Limited Partnership (WMCLP) recorded in Document Number 2016-16000334 of the Official Public Records of Hays County, Texas, at the south corner of said WMCLP 85.81 acre tract, continuing along and with the southwest line of said 85.81 acre tract, for a total distance of 1946.63 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" on the southeast right-of-way line of said Fortuna Road, for the west corner of the herein described tract;

THENCE: Along and with the southeast right-of-way line of said Fortuna Road, the following bearings and distances:



N 23°17'58" E, a distance of 1012.74 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

Northeasterly, along a tangent curve to the right, said curve having a radius of 465.00 feet, a central angle of 20°12'33", a chord bearing and distance of N 33°24'15" E, 163.16 feet, for an arc length of 164.01 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 43°30'31" E, a distance of 123.99 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE:

Northeasterly, along a tangent curve to the right, said curve having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 88°30'31" E, 28.28 feet, for an arc length of 31.42 feet to the POINT OF BEGINNING and containing 71.122 acres partially in the City of San Marcos, Hays County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12323-00 by Pape-Dawson Engineers, Inc.

This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: November 16, 2020  
JOB NO. 12323-00  
DOC. ID: N:\CIVIL\12323-00\Word\12323-00 FN 71.122 AC.docx



**PAPE-DAWSON  
ENGINEERS**

## EXHIBIT D – TRACT #6 LEGAL DESCRIPTION



Partners for a Better Quality of Life

### FIELD NOTE DESCRIPTION

BEING A 14.256 ACRE TRACT OF LAND OUT OF THE JOEL MINER SURVEY, ABSTRACT NO. 321, IN HAYS COUNTY, TEXAS; SAID 14.256 ACRE TRACT BEING A PORTION OF THE REMAINDER OF THAT CERTAIN CALLED 318.105 ACRE TRACT OF LAND (EXHIBIT A-3) DESCRIBED IN A DEED WITHOUT WARRANTY TO WHISPER MASTER COMMUNITY LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NO. 2016-16000334 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.); SAID 14.256 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found marking the intersection of a southwesterly line of said 318.105 acre remainder tract, the northeasterly line of that certain called 86.948 acre tract of land (Exhibit A-1) described in said deed to Whisper Master Community Limited Partnership, and the northwesterly line of that certain called 72.85 acre tract of land described in a Special Warranty Deed with Third Party Vendor's Lien to Alvin G. Popham and wife, Opal Popham, as recorded in Volume 895, Page 450, O.P.R.H.C.T.;

**THENCE**, North 43° 40' 13" East, with a southeasterly line of said 318.105 acre remainder tract, and partway with the northwesterly line of said 72.85 acre tract, partway with the northwesterly line of that certain called 10.00 acre tract of land (Tract I) described in a General Warranty Deed With Vendor's Lien to Alvin G. Popham and wife, Opal J. Popham, as recorded in Volume 1910, Page 741, O.P.R.H.C.T., and partway with the northwesterly line of that certain called 10.00 acre tract of land described in a Warranty Deed With Vendor's Lien to Joshua L. Young, as recorded in Volume 4091, Page 798, O.P.R.H.C.T., a distance of 379.61 feet to a 5/8-inch iron rod with yellow plastic cap stamped "CP&Y" (hereafter referred to as "CP&Y cap") set for the **POINT OF BEGINNING** and southernmost corner of the herein described tract;

**THENCE**, departing the northwesterly line of said 10.00 acre tract to Joshua L. Young, and traveling across the interior of said 318.105 acre remainder tract, the following five (5) calls:

- 1) **North 50° 26' 49" West**, a distance of **858.69 feet** to a 5/8-inch iron rod with "CP&Y cap" set for the westernmost corner of the herein described tract and being the beginning of a curve to the right;
- 2) (C1) In a northerly direction, with said curve to the right, having a central angle of **21° 38' 52"**, a radius of **555.00 feet**, an arc length of **209.69 feet**, and a chord bearing and distance of **North 35° 26' 40" East – 208.45 feet** to a 5/8-inch iron rod with "CP&Y cap" set for a corner of the herein described tract and being the end of said curve;
- 3) **North 46° 16' 06" East**, a distance of **212.77 feet** to a 5/8-inch iron rod with "CP&Y cap" set for a corner of the herein described tract and being the beginning of a curve to the left;
- 4) (C2) In a northerly direction, with said curve to the left, having a central angle of **11° 50' 59"**, a radius of **645.00 feet**, an arc length of **133.40 feet**, and a chord bearing and distance of **North 40° 20' 36" East – 133.16 feet** to a 5/8-inch iron rod with "CP&Y cap" set for a corner of the herein described tract and being the end of said curve;
- 5) **North 34° 25' 07" East**, a distance of **400.15 feet** to a 5/8-inch iron rod with "CP&Y cap" set for the northwest corner of the herein described tract, said iron rod also being on the southerly right-of-way (R.O.W.)



line of Opportunity Boulevard (having a width of 90 feet) and being the beginning of a curve to the left, and from which a 1/2-inch iron rod with orange plastic cap stamped "Doucet" found on said southerly R.O.W. line bears North 58° 19' 15" West, at a distance of 154.76 feet;

THENCE, (C3) In a easterly direction, with the southerly R.O.W. line of said Opportunity Boulevard, and with said curve to the left, having a central angle of 21° 10' 30", a radius of 1045.00 feet, an arc length of 386.20 feet, and a chord bearing and distance of South 73° 09' 17" East – 384.01 feet to a 5/8-inch iron rod with "CP&Y cap" set for the northeast corner of the herein described tract, and from which a 1/2-inch iron rod with orange plastic cap stamped "Doucet" found on said southerly R.O.W. line bears South 88° 10' 57" East, at a distance of 161.81 feet;

THENCE, departing the southerly R.O.W. line of said Opportunity Boulevard, and traveling across the interior of said 318.105 acre remainder tract, the following four (4) calls:

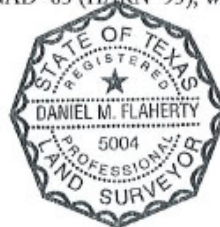
- 1) **South 11° 48' 23" West**, a distance of **271.03 feet** to a 5/8-inch iron rod with "CP&Y cap" set for a corner of the herein described tract;
- 2) **South 87° 23' 24" West**, a distance of **170.76 feet** to a 5/8-inch iron rod with "CP&Y cap" set for a corner of the herein described tract;
- 3) **South 03° 40' 36" West**, a distance of **318.43 feet** to a 5/8-inch iron rod with "CP&Y cap" set for a corner of the herein described tract;
- 4) **South 26° 19' 24" East**, a distance of **400.47 feet** to a 5/8-inch iron rod with "CP&Y cap" set for a corner of the herein described tract, said iron rod being on a southeasterly line of said 318.105 acre remainder tract, same being the northwesterly line of that certain called 36.39 acre tract of land described in a Warranty Deed With Vendor's Lien to Gary L. Griffin, as recorded in Volume 4202, Page 145, O.P.R.H.C.T., and from which a 1/2-inch iron rod found marking an interior corner of said 318.105 acre remainder tract, same being the northernmost corner of said 36.39 acre tract bears North 43° 40' 13" East, at a distance of 460.51 feet;

THENCE, **South 43° 40' 13" West**, with the southeasterly line of said 318.105 acre remainder tract, and partway with the northwesterly line of said 36.39 acre tract, partway with the northwesterly line of that certain called 16.394 acre tract of land described in a Warranty Deed to Estella Sandoval Wisner and Robert R. Wisner, as recorded in Volume 4810, Page 338, O.P.R.H.C.T., and partway with the northwesterly line of said 10.00 acre tract of land to Joshua L. Young, a distance of **323.81 feet** to the **POINT OF BEGINNING** and containing 14.256 acres of land, more or less, based on a survey performed on the ground by CP&Y, Inc.

Bearings are based on the Texas South Central Zone Coordinate System, NAD '83 (HARN '93), which is based on the Trimble RTKNet, AllTerra VRS Network.

  
Daniel M. Flaherty, R.P.L.S. No. 5004  
CP&Y, Inc.

One Chisholm Trail, Suite 130  
Round Rock, Texas 78681  
Ph. (512) 248-0065  
TBPLS Firm No. 10194125  
Project No. 2000303



03-06-2020  
Date

## EXHIBIT E – TRACT #7 LEGAL DESCRIPTION

### EXHIBIT "A" DESCRIPTION FOR A 9.39 ACRE TRACT



A 9.39 acre tract of land situated in the Joel Miner Survey, Abstract No. 321, in the City of San Marcos, Hays County, Texas and being a portion of that called 86.948 acre tract of land and a portion of that called 318.105 acre tract of land, both as conveyed to Whisper Master Community Limited Partnership and recorded January 5, 2016 in Document Number 2016-16000334 in the Official Public Records of Hays County, Texas (O.P.R.), said 9.39 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod found for the most southerly corner of said 318.105 acre tract and the most easterly corner of said 86.948 acre tract and in the northwesterly line of that called 72.85 acre tract of land as conveyed to Alvin Popham and wife Opal Popham and recorded November 27, 2001 in Volume 1910, Page 741 in the O.P.R., and from which point a ¾" iron pipe found for the most westerly corner of said 318.105 acre tract and in the southeasterly right-of-way line of Interstate 35 (variable width R.O.W.) bears N 46°26'16" W, a distance of 2145.71 feet;

**THENCE: S 43°51'33" W**, along and with the northwesterly line of said 72.85 acre tract and the southeasterly line of said 86.948 acre tract, a distance of **227.17 feet** to a ½" iron rod with cap stamped KFW SURVEY (hereinafter referred to as SET KFW) set for the most southerly corner of the tract described herein, and from which point a found ½" iron rod bears S 43°51'33" W, a distance of 163.11 feet;

**THENCE: N 50°21'10" W**, over and across said 86.948 acre tract, a distance of **517.43 feet** to a SET KFW in the southeasterly line of a proposed 90' wide right-of-way to be dedicated by plat for the most westerly corner of the tract described herein, and for the beginning of a curve;

**THENCE:** along and with the southeasterly line of said proposed 90' wide right-of-way and over and across said 86.948 acre tract and said 318.105 acre tract, the following three (3) courses:

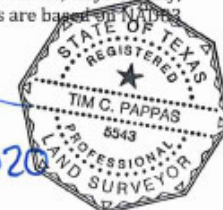
1. With a non-tangent curve to the **left** having an arc of **294.46 feet**, a radius of **645.00 feet**, a delta of **26°09'27"**, and a chord bears **N 18°04'02" E**, a chord distance of **291.91 feet** to a SET KFW;
2. **N 04°59'19" E**, a distance of **195.32 feet** to a SET KFW for the beginning of a curve;
3. With a curve to the **right** having an arc of **190.16 feet**, a radius of **555.00 feet**, a delta of **19°37'53"**, and a chord bears **N 14°48'15" E**, a chord distance of **189.23 feet** to a ½" iron rod with cap stamped CP&Y found for the most westerly corner of that called 14.256 acre tract of land as conveyed to Whisper Apartments I, LLC and recorded August 6, 2020 in Document Number 20033284 in the O.P.R. for the most northerly corner of the tract described herein;

**THENCE: S 50°26'39" E**, along and with the southwesterly line of said 14.256 acre tract, a distance of **858.64 feet** to a ½" iron rod with cap stamped CP&Y found for the most southerly corner of said 14.256 acre tract and in the northwesterly line of that called 10.00 acre tract of land as conveyed to Joshua L. Young and recorded April 4, 2011 in Volume 4091, Page 798 in the O.P.R. for the most easterly corner of the tract described herein, and from which point a ½" iron rod with cap stamped CP&Y found for the most easterly corner of said 14.256 acre tract bears **N 43°39'47" E**, a distance of 323.86 feet;

**THENCE: S 43°39'47" W**, along and with the southeasterly line of said 318.105 acre tract and the northwesterly line of said Young tract, passing at a distance of 118.74 feet a ½" iron rod found for the most westerly corner of said Young tract and the most northerly corner of that called 10.00 acre tract of land as conveyed to Alvin Popham and wife Opal Popham and recorded November 27, 2001 in Volume 1910, Page 741 in the O.P.R., passing at a distance of 263.21 feet a ½" iron rod found offset S 46°01'25" E, a distance of 1.15 feet, and continuing for a total distance of **379.58 feet** to the **POINT OF BEGINNING** and containing **9.39 acres** more or less in the City of San Marcos, Hays County, Texas, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 20-064  
Prepared by: KFW Surveying  
Date: October 14, 2020  
File: S:\Draw 2020\20-064 Whispering Oaks\DOCS\20-064 9.39 AC TCP 101420.doc

15 OCT 2020



3421 PAESANOS PKWY, SUITE 101, SAN ANTONIO, TX 78231 • P: 210.979.8444 • F: 210.979.8441 • KFWENGINEERS.COM • Firm #101223-00